PETITIC. FOR ZONING VANANCE  $\bigcirc$ TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 0 The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a PETITION FOR ZONING VARIANCE Variance from Section 1802.3.C C.1 to permit a rear yard setback of 9th Election District CERTIFICATE OF POSTING IN RE: PETITION ZONING VARIANCE ZONING DEPARTMENT OF BALTIMORE COUNTY 20 feet in lieu of the required 30 feet Case No. 87-214-A NE/corner of Perring Woods ZONING COMMISSIONER Road at the Intersection of Westmoreland Avenue (2400 Perring Woods Road) - \* OF BALTIMORE COUNTY 9th Election District of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Case No. 87-214-A Northeast Corner of Perring Woods Road at the Intersection LOCATION: Posted for: Variance Dorothy E. Frederick, of Westmoreland Avenue (2400 Perring Woods Road) Petitioner: Doto Thy E. Frodorick 1. Reduce noise, insulate and reduce heating bills. Petitioner DATE AND TIME: Monday, December 1, 1986, at 9:30 a.m. Location of property: NE/cor of Perring Woods Rd. & Wastmore land fre. 2. Protect entrance from inclement weather and slippery surfaces due to rain, snow and ice. 2400 Porring Woods Rd. PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, \* \* \* \* \* \* \* \* \* \* 3. A place to sit out and not be concerned with the weather, bugs, flys, Towson, Maryland Location of Signs Facing Parring Woods Rd., aproc. 20 Fr. 100 dway mosquitos, etc. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and 4. To give greater security to a "Senior Citizen" living alone. on proporty of Celitioner Regulations of Baltimore County, will hold a public hearing: As a result of an error in determining the setback requirements for the Property is to be posted and advertised as prescribed by Zoning Regulations. above-referenced property, IT IS ORDERED by the Zoning Commissioner of Petition for Zoning Variance to permit a rear yard setback of 20 feet in lieu of I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of \$30,950\$ Baltimore County adopted pursuant to the Zoning Law For Baltimore County. the required 30 feet Baltimore County, this \_\_\_\_\_\_ day of December, 1986, that the Petition for Zoning Variance to permit a rear yard setback of 20 feet in lieu of the I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property required 30 feet be and is hereby DISMISSED without prejudice. which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Dorothy E. Frederick CERTIFICATE OF PUBLICATION (Type or Print Name) nttooll AJ/srl 20NING VARIANCE 9th Election District Case No. 87-214-A Being the property of Dorothy E. Frederick \_\_\_, as shown on plat TOWSON, MD., .......November 12..., 19.86. plan filed with the Zoning Office. Case No. 37-214-A.

LOCATION Horrheast Corner of Permit Woods Road at the Intersec-tion of Hestenorstarcy Avenus (2400 Permit Woods Road)

DATE AND TIME Monday, December 1. 1896. at 9.30 am

PUBLIC HEARING: Room 301.

County Office Building. 111 W Ches-apseto Avenue, Newson, Maryland cc: Ms. Dorothy E. Frederick (Type or Print Name) In the event that this Petition(s) is granted, a building permit may be issued THIS IS TO CERTIFY, that the annexed advertisement was People's Counsel within the thirty (30) day appeal period. The Zoning Commissioner will, however, published in the TOWSON TIMES, a weekly newspaper printed entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the Attorney for Petitioner: and published in Towson, Baltimore County, Md., appearing on hearing set above or made at the hearing. The Zoring Communication of Balli more County, by authority of the Zoning Act and Regulations of Balli more County, will hald apulate year no. 2400 Perring Woods Rd. November 12 , 19 86. BY ORDER OF (Type or Print Name ARNOLD JABLON Patition for Zoning Variance to permit a near year setback of 20 feet in few of the required 30 feet ZONING COMMISSIONER Parkville, Md. 21234 OF BALTIMORE COUNTY Being the property of Dorothy & Frederick as shown on sist plus his Name, address and phone number of legal owner, conwith the Zoring Office. In this present that these Publisher(s) is granted. It building server may be sessed vertice that the server that the present proper person. The Zorings Commoponer will, housever, entertain any occurse for a stay of the semantics of seat permet during this period the good clause shows. Seath required must be received in smalling by the color of the hearing and above or muscle at the hearing. TOWSON TIMES. tract purchaser or representative to be contacted Patio Enclosures, Inc. City and State 760-1919 P.O. Box 550 Attorney's Telephone No.: \_\_\_\_\_ Glen Burnie, Md. 21061 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_15tb\_\_\_ of \_\_\_\_October\_\_\_\_\_, 19\_86\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 0 Ms. Dorothy E. Frederick October 31, 1986 2400 Perring Woods Road RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NE/Corner of Perring Woods Rd. Parkville, Maryland 21234 at the Intersection of OF BALTIMORE COUNTY Westmoreland Ave. (2400 Perring Woods Rd.), 9th Dist. NOTICE OF HEARING DOROTHY E. FREDERICK, Petitioner: Case No. 87-214-A ZONING DESCRIPTION RE: PETITION FOR ZONING VARIANCE ::::::: NE/cor. of Perring Woods Rd. at the Intersection ENTRY OF APPEARANCE of Westmoreland Ave. (2400 Perring Woods Rd.) 9th Election District Beginning on the northeast corner of Perring Woods Road 50 feet wide, at the intersection of Westmoreland Dorothy E. Frederick - Petitioner Please enter the appearance of the People's Counsel in the above-Case No. 87-214-A Avenue. Being Lot #1 in the subdivision of Perring 9:30 а.т. CERTIFICATE OF PUBLICATION captioned matter. Notices should be sent of any hearing dates or other Woods. Book No. 40, Folio 98. Also known as 2400 Perring Woods Road in the 9th Election District. Monday, December 1, 1986 proceedings in this matter and of the passage of any preliminary or TOWSON, MD., November 13 19 86 final Order. PLACE: Room 301, County Office Building, 111 West Chesapeake LOCATION: Northeast Corner of Perring Woods Road at the Intersection of Westmoreland Ave THIS IS TO CERTIFY, that the annexed advertisement was Avenue, Towson, Maryland Phyllis lole Friedman published in THE JEFFERSONIAN, a weekly newspaper printed Phyllis Cole Friedman and published in Towson, Baltimore County, Md., appearing on People's Counsel for Baltimore County November 13 Peter Max Zemernan hearing:
Petition for Zoning Variance to permit a rear yard setback of 20 feet in lieu of the required 30 feet Being the property of Dorothy E. Frederick, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is stranked, a building negral to provide Peter Max Zimmerman THE JEFFERSONIAN. Deputy Feople's Counsel Room 223, Court House Towson, Maryland 21204 494-2188 AJ:med of Baltimore County I HEREBY CERTIFY that on this 12th day of November, 1986, a copy Cost of Advertising BALTIMORE COUNTY, MARYLAND No. 025963 of the foregoing Entry of Appearance was mailed to Dorothy E. Frederick, OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 2400 Perring Woods Rd., Parkville, MD 21234, Petitioner; and Patio Enclosures, 24.75 PAL-1015-000 P. O. Box 550, Glen Burnie, MD 21061, which requested notification. Feter May Zamenna Peter Max Zimmerman

4 ....

ZONTAIR VARTANCE 7 725M A VESSE .... 352013 \$1886

\*\*

Zoning Commissioner

Petitioner Donothy E. Frederick

Petitioner's

\_Received by: James E. Dyer

Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date\_November 7, 1986 TO Zoning Commissioner

Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A. 87-203-A, 87-204-A, 87-214-A; 87-215-A, 87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slb

Enclosure to be Mailed With Check

White Copy - To Finance Office Green Copy - For Department's File

主私族工程

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Zoning Administration

NORMAN E. GERBER

Mr. Arnold Jablan

Dear Mr. Jablon:

applicable.

Zoning Commissioner County Office Building

Towson, Maryland 21204

Roard of Education

Industrial

Developmen'

State Roads Commiss

Ms. Dorothy E. Frederick 2400 Perring Woods Road Parkville, Maryland 21234

> RE: Item No. 116 - Case No. 87-214-A Petitioner: Dorothy E. Frederick Petition for Zoning Variance

0

Dear Ms. Frederick:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

November 25, 1986

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

imes E. Deler /kno JAMES E. DYER -Chairman Zoning Plans Advisory Committee

NOVEMBER 5, 1986

The Division of Current Planning and Development has reviewed the subject

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

)This site is part of a larger tract; therfore it is defined as a

)This property contains soils which are defined as wetlands, and

)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level

intersection as defined by Bill 178-79, and as conditions change

traffic capacity may become more limited. The Basic Services Areas

)The amended Development Plan was approved by the Planning Board

petition and offers the following comments. The items checked below are

)A County Review Group Meeting is required.

to issuance of a building permit. The access is not satisfactory.

Regulations.

)Additional comments:

 $(\mathbf{X})$ There are no site planning factors requiring comment.

subdivision. The plan must show the entire tract.

The circulation on this site is not satisfactory.

are re-evaluated annually by the County Council.

)The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan.

development on these soils is prohibited.

)A record plat will be required and must be recorded prior

Re: Zoning Advisory Meeting of SEPTEMBER 30, 1986

Item # 116 Property Owner: DOROTHY E. FREDERICK

Location: NE/C PERRING WOODS RD. AT THE INTERSECTION OF WESTMORELAND

JED:kkb

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

0 October 14, 1986

TED ZALESKI, JR. DIRECTOR

Nr. Arnold Jablan, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204

Comments on Item # 116 Zoning Advisory Committee Meeting are as follows:

Dorothy E. Frederick

NE/C Perring Woods Road at the intersection of Westmoreland Avenue

APPLICABLE ITEMS ARE CIRCLED:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.E.S.I. #117-1 + 1980) and other applicable Codes and Standards.

(B) A building and other aiscellaneous permits shall be required before the start of any construction

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Haryland Architect or Engineer is/is not required on plans and technical data.

. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 uses Groupe require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are paralited in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for paraissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to beight/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_, of the Baltimore County Building Cods.

H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the erristing structure is to be altered in order to comply with the Code requirements for the new use. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use . See Section 312 of the Building Code,

1. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If derived the applicant may obtain additional information by visiting Room 122 of the County-Office Building at 11) W. Chesapeske Avenue, Towson, Maryland 2120L. Links Churches, Chief
Building Plans Review

Number DP-236673 BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 DEPA MENTAL ORDER FOR DIRECT PA NT December 2, 1986

CHECK AMOUNT DESCRIPTION PAYEE'S NAME AND ADDRESS Refund of Miscellaneous Cash Receipt Patio Enclosures, Inc. lo. 025969 P.O. Box 550 Glen Burnie, Maryland 21061-0550 Case No. 87-214-A Dorothy E. Frederick

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Zoning Office							
Send Check to Above Department	A	<del></del>					

cc: James Hoswell

David Fields, Acting Chief Current Planning and Development BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586 494-4500

Paul H. Reincke Chief

September 29, 1986

322

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RU: Property Owner: Dorothy E. Frederick

Location: NE/C Perring Woods Road at the intersection of Westmoreland Ave. Zoning Agenda: Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior

' ) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no co

Planning Group Special Inspection Division Fire Prevention Bureau

<u>ng Commissioner December 2, 198</u>



STEPHEN E. COLLINS DIRECTOR

Rec'd Sb 12-3-56 12-314-A

October 23, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 102, (116) 117, 118, 120, 121, 123, and 126.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

POTIO ENCLOSURES, INC.

RIC-LEE CORPORATION

AC-LEE CORPORATIONS
T/A PATIO ENCLOSURES, INC.

P.O. BOX 550 GLEN BURNIE, MARYLAND 21061-0550 301-760-1919

November 24, 1986

Arnold Jablon Zoning Commissioner Baltimore County Zoning Office 111 W. Chesapeake Avenue Towson, Maryland 21204

Subject: Case No. 87-214-A
Dorothy E. Frederick
2400 Perring Woods Rd.
Parkville, Md. 21234

Dear Mr. Jablon:

We are requesting the return of the variance filing fee and cancellation of the posting sign and advertizing charges, due to an error in determining the set back requirements for the above subject property. This error made by the zoning department at the time of filing the building permit.

The zoning office has requested the cancellation of the hearing set for Monday, December 1, 1986, at 9:30 a.m.

Sincerely

R. L. Tice

Agent

RLT/vlm

cc: Dorothy E. Frederick



ZONING OFFICE

Still Outstanding

Costs from Towson

Times 38.25 (1/20/86)

11/24/27 Letter coming in 1/8.50)

Withdrawing Petition re eror on part of Technician taking Refund will Have to be given to Person on Helland after Letter comes in peld

F.A